

157.0

0006

0003.A

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

Total Card / Total Parcel

660,100 /

660,100

660,100 /

660,100

660,100 /

660,100

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City    |
|----|--------|--------------------------|
| 0  | LOT    | RHINECLIFF ST, ARLINGTON |

| OWNERSHIP |                             | Unit #: |
|-----------|-----------------------------|---------|
| Owner 1:  | ST PAUL EVANGELICAL LUTHERA |         |
| Owner 2:  | CHURCH OF ARLINGTON         |         |
| Owner 3:  |                             |         |

|           |                      |
|-----------|----------------------|
| Street 1: | 929 CONCORD TURNPIKE |
| Street 2: |                      |

|           |           |
|-----------|-----------|
| Twn/City: | ARLINGTON |
| St/Prov:  | MA        |
| Postal:   | 02476     |

|         |       |          |   |
|---------|-------|----------|---|
| Cntry:  |       | Own Occ: | N |
| Postal: | 02476 | Type:    |   |

| PREVIOUS OWNER |  |        |  |
|----------------|--|--------|--|
| Owner 1:       |  |        |  |
| Owner 2:       |  |        |  |
| Street 1:      |  |        |  |
| Twn/City:      |  |        |  |
| St/Prov:       |  | Cntry: |  |
| Postal:        |  |        |  |

| NARRATIVE DESCRIPTION                                                                                                                                                                                                              |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| This parcel contains 17,275 Sq. Ft. of land mainly classified as Other with a Church/Syn. Building built about 0, having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm. |  |  |  |

| OTHER ASSESSMENTS |            |        |          |
|-------------------|------------|--------|----------|
| Code              | Descrip/No | Amount | Com. Int |
|                   |            |        |          |

| PROPERTY FACTORS |      |             |     |
|------------------|------|-------------|-----|
| Item             | Code | Description | %   |
| Z                | R1   | SINGLE FA   | 100 |
|                  |      | water       |     |
| o                |      | Sewer       |     |
| n                |      | Electri     |     |
| Census:          |      | Exempt      |     |
| Flood Haz:       |      |             |     |
| D                |      | Topo        |     |
| s                |      | Street      |     |
| t                |      | Gas:        |     |

| LAND SECTION (First 7 lines only) |             |          |                    |
|-----------------------------------|-------------|----------|--------------------|
| Use Code                          | Description | LUC Fact | No of Units        |
|                                   |             |          | Depth / PriceUnits |
|                                   |             |          | Unit Type          |
|                                   |             |          | Land Type          |
|                                   |             |          | LT Factor          |
|                                   |             |          | Base Value         |
| 962                               | Other       |          | 17275              |

|         |      |
|---------|------|
| Sq. Ft. | Site |
| 0       | 70.  |

|      |   |
|------|---|
| 0.54 | 6 |
|      |   |

|       |             |           |
|-------|-------------|-----------|
| Neigh | Neigh Influ | Neigh Mod |
|       |             |           |

|        |   |        |   |        |   |
|--------|---|--------|---|--------|---|
| Infl 1 | % | Infl 2 | % | Infl 3 | % |
|        |   |        |   |        |   |

|                 |           |   |           |        |      |           |       |
|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 656,780         |           |   |           |        |      | 656,800   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 962      | 17275.000 | 3,300          |            | 656,800    | 660,100     |                   | 104871    |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   |           |

|              |       |       |         |         |                  |
|--------------|-------|-------|---------|---------|------------------|
| Total Card   | 0.397 | 3,300 | 656,800 | 660,100 | Entered Lot Size |
| Total Parcel | 0.397 | 3,300 | 656,800 | 660,100 | Total Land:      |

|         |                 |                                |     |          |                 |
|---------|-----------------|--------------------------------|-----|----------|-----------------|
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | N/A | /Parcel: | N/A             |
|         |                 |                                |     |          | Land Unit Type: |

!12329!

PRINT

Date Time

12/11/20 02:25:36

LAST REV

Date Time

03/14/16 12:53:50

mmcmakin

12329

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

|                             |                  |                             |               |                 |         |               |
|-----------------------------|------------------|-----------------------------|---------------|-----------------|---------|---------------|
| <b>EXTERIOR INFORMATION</b> |                  | <b>BATH FEATURES</b>        |               | <b>COMMENTS</b> |         | <b>SKETCH</b> |
| Type:                       | 46 - Church/Syn. | Full Bath                   | Rating:       |                 |         |               |
| Sty Ht:                     | 0 - 1 St condo   | A Bath:                     | Rating:       |                 |         |               |
| (Liv) Units:                | 0 Total: 0       | 3/4 Bath:                   | Rating:       |                 |         |               |
| Foundation:                 |                  | A 3QBth                     | Rating:       |                 |         |               |
| Frame:                      |                  | 1/2 Bath:                   | Rating:       |                 |         |               |
| Prime Wall:                 |                  | A HBth:                     | Rating:       |                 |         |               |
| Sec Wall:                   | %                | OthrFix:                    | Rating:       |                 |         |               |
| Roof Struct:                |                  | <b>RESIDENTIAL GRID</b>     |               |                 |         |               |
| Roof Cover:                 |                  | 1st Res Grid Desc: # Units: |               |                 |         |               |
| Color:                      |                  | Kits:                       | 1             | Rating:         | Average |               |
| View / Desir:               |                  | A Kits:                     |               | Rating:         |         |               |
| <b>GENERAL INFORMATION</b>  |                  | Frp:                        |               | Rating:         |         |               |
| Grade:                      | C - Average      | WSFlue:                     |               | Rating:         |         |               |
| Year Blt:                   | 0                | <b>CONDOS INFORMATION</b>   |               |                 |         |               |
| Alt LUC:                    | Alt %:           | Location:                   |               |                 |         |               |
| Jurisdict:                  | Fact:            | Total Units:                |               |                 |         |               |
| Const Mod:                  |                  | Floor:                      |               |                 |         |               |
| Lump Sum Adj:               |                  | % Own:                      |               |                 |         |               |
| <b>INTERIOR INFORMATION</b> |                  | Name:                       |               |                 |         |               |
| Avg Ht/FL: STD              |                  | <b>DEPRECIATION</b>         |               |                 |         |               |
| Prim Int Wall 6 - Average   |                  | Phys Cond:                  | AV - Average  | 35.             | %       |               |
| Sec Int Wall: %             |                  | Functional:                 |               |                 | %       |               |
| Partition: T - Typical      |                  | Economic:                   |               |                 | %       |               |
| Prim Floors:                |                  | Special:                    |               |                 | %       |               |
|                             |                  | Override:                   |               |                 | %       |               |
|                             |                  | <b>REMODELING</b>           |               |                 |         |               |
|                             |                  | <b>RES BREAKDOWN</b>        |               |                 |         |               |
|                             |                  | Exterior:                   | No Unit       | RMS             | BRS     | FL            |
|                             |                  | Interior:                   |               |                 |         |               |
|                             |                  | Additions:                  |               |                 |         |               |
|                             |                  | Kitchen:                    |               |                 |         |               |
|                             |                  | Baths:                      |               |                 |         |               |
|                             |                  | Plumbing:                   |               |                 |         |               |
|                             |                  | Electric:                   |               |                 |         |               |
|                             |                  | Heating:                    | <b>Totals</b> |                 |         |               |

## INTERIOR INFORMATION

|                |              |
|----------------|--------------|
| Avg Ht/FL:     | STD          |
| Prim Int Wall: | 6 - Average  |
| Sec Int Wall:  | %            |
| Partition:     | T - Typical  |
| Prim Floors:   |              |
| Sec Floors:    | %            |
| Bsmnt Flr:     |              |
| Subfloor:      |              |
| Bsmnt Gar:     |              |
| Electric:      | 3 - Typical  |
| Insulation:    | 2 - Typical  |
| Int vs Ext:    |              |
| Heat Fuel:     |              |
| Heat Type:     |              |
| # Heat Sys:    |              |
| % Heated:      | 100          |
|                | % AC:        |
| Solar HW:      | NO           |
| Central Vac:   | NO           |
| % Com Wall     | % Sprinkled: |

**MOBILE HOME** Make:

**SPEC FEATURES/YARD ITEMS** **PARCEL ID** 157.0-0006-0003.A

SKETCH

## COMMENTS

## ATH FEATURES

|               |                  |
|---------------|------------------|
| Type:         | 46 - Church/Syn. |
| Sty Ht:       | 0 - 1 St condo   |
| (Liv) Units:  | 0      Total: 0  |
| Foundation:   |                  |
| Frame:        |                  |
| Prime Wall:   |                  |
| Sec Wall:     |                  |
| Roof Struct:  |                  |
| Roof Cover:   |                  |
| Color:        |                  |
| View / Desir: |                  |

## **GENERAL INFORMATION**

|               |   |             |
|---------------|---|-------------|
| Grade:        | C | - Average   |
| Year Blt:     | 0 | Eff Yr Blt: |
| Alt LUC:      |   | Alt %:      |
| Jurisdict:    |   | Fact:       |
| Const Mod:    |   |             |
| Lump Sum Adj: |   |             |

## **CONDOS INFORMATION**

|           |       |        |      |      |        |    |
|-----------|-------|--------|------|------|--------|----|
| Location: | Lower | Totals | RMs: | BRs: | Baths: | HB |
|-----------|-------|--------|------|------|--------|----|

Total Units:

|        |                   |                      |
|--------|-------------------|----------------------|
| Floor: | <b>REMODELING</b> | <b>RES BREAKDOWN</b> |
| % Own: | Exterior:         | No Unit RMS PBS E    |

## **APPRECIATION**

|                  |              |      |            |               |
|------------------|--------------|------|------------|---------------|
| <b>APPRAISAL</b> |              |      | Additions: |               |
| Phys Cond:       | AV - Average | 35.  | Kitchen:   |               |
| Functional:      |              | %    | Baths:     |               |
| Economic:        |              | %    | Plumbing:  |               |
| Special:         |              | %    | Electric:  |               |
| Override:        |              | %    | Heating:   |               |
|                  | Total:       | 35 % | General:   |               |
|                  |              |      |            | <b>Totals</b> |

## ALC SUMMARY

## COMPARABLE SALES

| Rate              | Parcel ID | Typ     | Date         | Sale Price |
|-------------------|-----------|---------|--------------|------------|
|                   |           |         |              |            |
| WtAv\$/SQ:        |           | AvRate: |              | Ind.Val    |
| Juris. Factor:    |           |         | Before Depr: | 125.00     |
| Special Features: | 0         |         | Val/Su Net:  |            |
| Final Total:      | 3300      |         | Val/Su SzAd  |            |

SUB ARF

IMAG

*AssessPro* Patriot Properties, Inc